

**TOWN OF ROCKY HILL
ECONOMIC DEVELOPMENT COMMISSION
MEETING OF MAY 12, 2015**

1. CALL TO ORDER

Chairwoman Marti Stiglich called the May 12, 2015 Economic Development Commission meeting to order at 6:00 p.m. in the Council Chambers of Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT.

Those in attendance: Vice Chairman Mark Walworth, Commissioner Christopher Duff, Commissioner Sharon D. Mounds, Commissioner John Roderick and Commissioner Timothy Tuller. Also present: Ray Carpentino (Economic Development Director) and Guy Scaife (Town Manager) (Left at 6:30 p.m.) (Re-Entered at 6:35 p.m.).

The Pledge of Allegiance was recited.

Chairwoman Stiglich asked for a Moment of Silence to be observed for the people who were lost in the hurricane that hit Nepal and also for the people who they were still looking for.

2. APPROVAL OF MINUTES

Vice Chairman Walworth made a motion to approve the Minutes of the April 14, 2015 meeting of the Economic Development Commission. The motion was seconded by Commissioner Duff and adopted unanimously.

At this point, Commissioner Mounds asked for a Roll Call to be taken.

**3. ROCKY HILL CHAMBER OF COMMERC UPDATE/BUSINESS
INTRODUCTION**

Chairwoman Stiglich said she didn't see anyone present this evening from the Rocky Hill Chamber of Commerce. Ray Carpentino said they apparently didn't show up tonight and maybe they will show up at this Commission's next meeting.

4. PUBLIC COMMENT

There was no public comment.

5. DIRECTOR'S REPORT:

(Please see the First Attachment.)

a. Ames Redevelopment Status

The new owner of Ames can start looking at conceptual plans again and drafting up some concepts because of the Planning and Zoning Commission approving the Proposed Zoning Regulation change and zone change with regards to allowing Mixed Use. Ray Carpentino said that hopefully the new owner will come in with some concepts at an initial development meeting within the next month to month and a half. Chairwoman Stiglich understands that the new owner is looking at five possibilities. Ray Carpentino said those all involve Mixed Use (residential and some local retail).

b. Business Visitation Program

Ray Carpentino said he and Chairwoman Stiglich had done a Pre-Grand Reopening visit at Big Y. Ray Carpentino said he wasn't able to attend the Grand Reopening but Chairwoman Stiglich was able to. Ray Carpentino said some remodeling was done there. Some new refrigeration units and some new storage capacity were added. Chairwoman Stiglich said \$2.7 Million worth of improvements were done. A lot of items have been put behind glass because Big Y is looking for a more energy efficient operation. It was very interesting to meet with the store's General Manager and to get a guided tour of what they were doing. Ray Carpentino said the seafood area and the deli have been expanded. Some additional café areas have been added on also. Chairwoman Stiglich said there is a whole section on organic packaged goods where there used to be the florist and pharmacy. Commissioner Mounds said there is extra space because Big Y got rid of their pharmacy. Chairwoman Stiglich said Big Y is finishing up redoing all of their floors and they also have new signage. She thinks they want to be more visual. She gave a speech at the Grand Reopening, which was a very well organized affair. She spoke after State Representative Guerrera and State Senator Doyle did. Chairwoman Stiglich said Big Y had a very nice setup with a tent and a lot of people were there. She was introduced to two of the second or third cousins of the D'Amour family that had opened Big Y years ago in Chicopee, MA. One of these people is the CEO and one is the President. She told them that she was representing this Commission as the Chairwoman of it and also the Town because Mayor Vasel and Town Manager Scaife couldn't be there. Chairwoman Stiglich thanked Big Y for being a good business in Rocky Hill and one that is very representative of the kind of businesses that they want to maintain. She was pleased with the earlier meeting there had been with the store manager, the assistant store manager and the person who had been involved in overseeing all of the renovations. Big Y loves Rocky Hill. Ray Carpentino said Big Y has no issues whatsoever with Rocky Hill. Chairwoman Stiglich said there are sixty-seven Big Ys in Connecticut and in Massachusetts.

Ray Carpentino said there will be a Grand Opening on May 20, 2015 at 11:30 a.m. for Regus at 175 Capital Boulevard. That business does office fit-outs throughout the Country. He told the Commissioners that he had e-mailed this information to them. Commissioner Duff believes that Regus rents office space on an as needed basis. He asked if people need to go to their site at 175 Capital Boulevard to get in touch with them. Ray Carpentino said yes and he will distribute any additional information about their contacts at this Commission's next meeting if he gets any.

Chairwoman Stiglich encouraged anyone to go to this Grand Opening if they could. She mentioned that Ray Carpentino is very meticulous in letting all of them know about these and their business community likes the attention. Chairwoman Stiglich said she sometimes finds out very interesting things when she goes to these sessions. Commissioner Duff hopes this area takes to Regus. He mentioned that a lot of times people might not think that they can rent office space because it is a huge outlay but maybe they can for a project. This is also collaborative because there are different people in there from different walks of life who are working on different projects. Ray Carpentino said hopefully the businesses that start there will find a space in Rocky Hill when they expand. Commissioner Roderick asked Ray Carpentino to put him down for that Grand Opening.

c. Plan of Conservation & Development – Status Update/Proposal Discussion

Ray Carpentino said with the approval of this, this will roll into the updating of the Zoning Regulations and hopefully Subdivision Regulations. This Commission will become involved pretty significantly and more so than they were with the Plan of Conservation & Development (POCD). There are a couple of issues that they will need to address with the Zoning Regulations in order to keep their economic profile as healthy as it is in the future to allow certain types of high tech and high value manufacturing in parts of this Town, as well as to keep some of those manufacturers in Town and help them expand here. He told them that he would talk about this more in a few minutes.

Chairwoman Stiglich asked the Commissioners if they have been keeping current with the changes that are being made to the POCD, which is on the Town's website. She has been following many of the things that she suggested to make sure that these aren't being changed unless she has a comment to put forward. She told everyone that if they had attended any of the public meetings that they would know that their input is valuable.

d. Town Center West Redevelopment Project Status Update

The developer can now go to the next step to deal with the MDC to extend the utilities to the site but quite a bit of filling will have to be done first. Tens of thousands of cubic yards of fill will have to be brought in. A couple of minor modifications will be requested before the Redevelopment Agency and the Planning and Zoning Commission. There are a couple of drive-through lanes that weren't on the original plan that will accommodate some potential users on the site. Chairwoman Stiglich asked if this will affect any of the current egress or if this will just be interior. Ray Carpentino said nothing will be affected and it will just be interior.

Commissioner Mounds referred to how the MDC permit review should take two weeks and she asked Ray Carpentino from what point in time that will be. Ray Carpentino said probably from this week or the next two weeks. He has been told that the MDC permitting is fairly non-controversial.

e. Silas Deane Streetscape

Ray Carpentino said whenever anything is done on a State highway that a State Highway Encroachment Permit is required. The Connecticut Department of Transportation (DOT) has to review and make sure that the design standards are consistent with their requirements and with the Federal Highway Administration requirements. There will be some challenges associated with this. The intersections will have to be widened in order to accommodate the drivable medians at this point. This will look a little bit wider until they get the lighting and landscaping, etc. in. Commissioner Mounds asked about BL Companies and she asked where the widening will be taking place. Ray Carpentino said BL Companies is the engineering firm. This project is at the intersection of the Silas Deane Highway, Glastonbury Avenue and Elm Street. This will be Phase II of the initial Streetscape project.

Commissioner Duff asked Ray Carpentino if there was any luck on the grants they have pending. Ray Carpentino said seven Towns had received grants and Rocky Hill has yet to hear. He thinks these announcements for the STEAP (Small Town Economic Assistance Program) Grants will be finalized at the end of June.

f. Business Assistance Efforts

Ray Carpentino referred to the 55,000 square foot potential lease of an existing property in Town. A fairly high tech and high paying company is looking to relocate in Town. They will be immediately adding ten jobs if they are able to move into this space. The space is just a concrete square now and a few million dollars' worth of upgrades will be added. This will be a valuable asset to Rocky Hill if this company does come to Town. Two weeks ago, he had coordinated a meeting with the Department of Economic and Community Development (DECD), Eversource and the owner of the property, as well as the potential client. The DECD will know what is going on so that they can start their process of looking at incentives. Eversource will be involved for energy incentives from the beginning with the build-out. He said that he couldn't tell who this is or where this will be yet. For a lot of the dealings, he doesn't know who this is for many times because the realtors are under non-disclosure with the clients.

Ray Carpentino mentioned how he spoke to a realtor with regards to the aerospace manufacturing client who is looking to build a 12,000 square foot facility on a few acres in Town. He has no idea who that is. Commissioner Roderick said that has been ongoing. Ray Carpentino said that is a new one. Commissioner Duff said they had talked about a fairly high tech manufacturer last month and he asked if this is a different one. Ray Carpentino said that was the one looking for 55,000 square feet. Chairwoman Stiglich said they have one manufacturer that has been in Rocky Hill for quite some time and that falls into that same category but they can't find space for him. Ray Carpentino said he has been working with that individual for one year trying to find him a piece of land that they can expand onto but that manufacturer will be relocating to another Town if he can't find that piece of land pretty soon. He told this Commission that they would be discussing another item in a couple of minutes about the proposed zoning amendment to the Regulations to allow limited or light manufacturing in the Office Park Zone. The only commercial properties for sale are in that zone. There are six lots on Capital Boulevard. A highly valuable, highly skilled and high paying workforce under manufacturing use can't be put in that zone. He told this Commission that he will hopefully get

their permission to draft a letter to the Planning and Zoning Commission to initiate a text amendment to allow limited manufacturing.

Commissioner Duff asked if there were any updates on the Solar City project. Ray Carpentino said he had indicated how Solar City would be going through the auction process for their energy credits this month but this will actually be in mid-June now. Everything with that project is contingent upon winning the auctions for the energy credits. That will allow that company to make a profit while selling energy to the Town at a discounted rate. Commissioner Duff confirmed that this will be on hold until that auction takes place and Ray Carpentino said absolutely. An application process will then be gone through for an interconnection to the grid through Eversource once the auction takes place. It will be quite a while before Solar City gets back to the Planning and Zoning Commission for the actual special permit site plan process.

g. Miscellaneous

Ray Carpentino said he, Mayor Vasel and Town Manager Scaife had attended the Rocky Hill Chamber of Commerce's Annual Award Dinner and that was well attended. Ray Carpentino said this hopefully will be as successful next year. Chairwoman Stiglich said she fills out the "Best Of" every year for the awards and she was surprised that some categories were taken off (i.e. real estate companies).

Ray Carpentino referred to the River's Edge (the old foundry) project. The developers met with the DOT, of which there were about ten of their Staff sitting around the table to review the plans and make comments. The Engineer addressed those comments and then there were other comments after that that the Engineer addressed. The developer doesn't feel that there is an issue yet with the DOT and the process has been moving along. The remedial action plan for the contamination will be able to be started once the DOT issues a permit. Phase III of the environmental and the remedial action plan will take six weeks to complete and they will see a lot of activity going on there after that is completed. Commissioner Roderick asked if the same general plan is still being kept for remediating that area. Ray Carpentino said they have to keep that. He believes they will have to go back to the Inland Wetlands Commission after the remedial action plan is done so that they can review it to make sure it complies with what was permitted last year. Commissioner Duff said there were seventeen or so conditions that had been approved as part of that permit and the developers have been dropping by at certain intervals to give the Inland Wetlands Commission updates on how they are progressing. He asked if the dropping of the towers is considered as part of the remedial action plan or he asked if that will be done during the construction phase. Ray Carpentino doesn't think that is part of the remedial action plan because asbestos had to be tested for. Commissioner Roderick told Ray Carpentino that he had mentioned that one time. Ray Carpentino believes as far as contamination went that this was clean. Commissioner Roderick said yes and he believes that had been mentioned at one of this Commission's meetings. Chairwoman Stiglich said it is a local Board of Health issue with regards to the bringing down of the towers. Commissioner Duff said this will be brought down without a big cloud of dust. Commissioner Roderick said there will be some kind of containment system.

Commissioner Duff asked Ray Carpentino how they are doing on the breweries because they had two last month. Ray Carpentino said they are back to one now because the other brewery decided it would be located too close to the first one. Still Hill, the first brewery, will be coming before the Planning and Zoning Commission this month. Commissioner Mounds asked where that will be in Town and Ray Carpentino said it will be at 1275 Cromwell Avenue.

Commissioner Mounds asked what the status is of the restaurant that is next to Noli Hair Salon. Ray Carpentino said the owner is waiting for his Chef to come in from Italy. Commissioner Mounds said that restaurant is still under construction. Ray Carpentino said the owner and the Health Department are still going back and forth. There might be an issue with the preparation storage which might not be enough in the one section of the building so they are looking at alternatives for another place to store the food or bring it over into the kitchen from the restaurant. There are a couple of pending issues.

Commissioner Mounds asked Ray Carpentino about the OSA&FP Subcommittee that is in his Director's Report. Ray Carpentino said he is the Staff to the Open Space Land Acquisition & Farmland Preservation Subcommittee. Rocky Hill is working with the State Department of Agriculture for the acquisition of a farm in this Town because that department takes a lead on all of the purchases. The State and the Town will "kick in" money. The Town's share will be supplemented with a federal grant. Commissioner Duff asked if the Town is looking to purchase the land. Ray Carpentino said it is looking to purchase the development rights. Commissioner Mounds asked if it will be farmed at all. Ray Carpentino said yes. Commissioner Duff confirmed that this is a working farm. Ray Carpentino said yes but if the farmer doesn't want to farm it anymore, there is a program at UCONN where they match properties with farmers who are looking for property. Commissioner Mounds asked if they will advertise for a farmer to come in to farm the property once this farm is designated and the Town buys it. Ray Carpentino said this is family owned right now and one of the family members wants to stay to farm it so that member will be living on the site. Ray Carpentino said this is like the Hayes family that is farming. Commissioner Mounds said she didn't know the deal for the Hayes Farm. Ray Carpentino said the Hayes family continues to own that property and they farm it. Commissioner Mounds asked if that was done under this program. Ray Carpentino said that was done under the Town program and the Town had purchased the development rights to the Hayes Farm. There are a number of restrictions, etc. that the farmer and the Town have to follow. It is very detailed. The same process will occur with this other farm but the State will be involved this time. Commissioner Duff said the funds from the referendum a couple of years ago had been approved and he asked Ray Carpentino if it is felt that the working farms in Town that might be candidates for this in the future are aware of the program or he asked if they might have to have some type of awareness campaign for other candidates for the future. Ray Carpentino said they are aware but not a lot of them want to sell their farms though. The Town is looking to contact two other farmers right now and it is working with the Connecticut Farmland Trust to help them coordinate the next couple of properties.

Commissioner Duff asked if the Town is doing anything to set up a Farmers' Market area. He asked Ray Carpentino if there has been any talk about that or if that would fall under some other agency. Ray Carpentino said the Open Space Land Acquisition & Farmland Preservation

Subcommittee had talked about that a few times because they would like to do that and there might be a farmland forum on that. There are people who focus on setting Farmers' Markets up. Commissioner Roderick said that the Hayes Farm has its own stand and signage. Ray Carpentino said the Town had a Farmer's Market in 2005 and 2006 on Tuesdays and Wednesdays (near the Town Hall) but it really wasn't that popular. Chairwoman Stiglich said the commentary they get is that it is expensive. Commissioner Mounds said there used to be a little setup on Elm Street next to the playground where the little pond is. Chairwoman Stiglich said that didn't fare too well. Ray Carpentino said this (Farmers' Market) was incorporated into the POCD. Commissioner Roderick said there is a lot more interest in the last couple of years with regards to supporting local businesses and buying organic foods so this might be something that might be worth trying on a small scale. Chairwoman Stiglich referred to the farm that is on the left hand side on Rte. 3 as people are heading into Cromwell and they have a program where people can sign up to get a box of local produce weekly. Commissioner Duff said that is Community Sponsored Agriculture (CSA). Chairwoman Stiglich had participated three years ago in that but it was too much food for her.

6. CORRESPONDENCE, DISCUSSION

Ray Carpentino passed out a Proposed Zoning Text Amendment to the Zoning Regulations of which there are two different scenarios. (Please see the Second Attachment.) He is proposing to add "O" to the Section 4.1.3 Office Park District: Special Permit Uses or "O" to Section 2: Definitions.

Commissioner Duff referred to the manufacturing offsite. He referred to additive manufacturing and different ways of 3D printing. He said that is clean but that would probably be manufacturing onsite or he asked if this would exclude 3D printing or additive manufacturing based types of businesses. Ray Carpentino said this is written very generally and the Planning and Zoning Commission will be given quite a bit of authority to look at each individual use and determine if the printing process complies with the intent of the paragraph or if that will be a high pollutant process.

Chairwoman Stiglich asked how many lots they have that might be affected by this. Ray Carpentino said in the Office Park Zone that Capital Boulevard (Corporate Ridge) has six lots for sale from the 1970s. Chairwoman Stiglich confirmed that this is land that is just sitting there. Ray Carpentino said yes. In the current zone, there is Town property where the Solar Farm is, as well as fifty-four acres owned by the Russo family that abuts that, so that would also be affected.

Vice Chairman Walworth asked Ray Carpentino if he would like a motion from this Commission. Ray Carpentino thought a motion would be in order to allow Chairwoman Stiglich to draft a letter to be submitted to the Planning and Zoning Commission to promote this zoning amendment to allow this. Ray Carpentino said in the past that he usually drafts these letters and sends them to Chairwoman Stiglich so that she can look at these to see if she wants to change them. The letters are then submitted. Commissioner Mounds asked Ray Carpentino which one he was going with. Ray Carpentino said the definition of light manufacturing could be added under Section 2 and then "light manufacturing" in the chart could just be added. Commissioner Duff said it would be the same definition. Commissioner Mounds referred to "N" and she asked

what Section 7.9 is of and if that is of the Connecticut General Statutes or their Zoning Laws. Chairwoman Stiglich said this is in their Zoning Regulations.

Vice Chairman Walworth made a motion to have the Economic Development Director prepare a letter under the Chairman's signature, to be forwarded to the Planning & Zoning Commission, recommending the Planning & Zoning Commission initiate the proposed zoning text amendment (Section 4.1.3 Office Park Proposal to allow Light Manufacturing), as prepared by the Director. The motion was seconded by Commissioner Roderick.

Commissioner Mounds made an amendment to the motion recommending the Economic Development Commission proceed with the second format drafted by the Director, introducing a new definition of "limited manufacturing" as well. The amendment was seconded by Vice Chairman Walworth.

The amended motion was voted on and adopted unanimously.

7. ADJOURN

Commissioner Mounds made a motion to adjourn the meeting at 6:47 p.m. The motion was seconded by Vice Chairman Walworth and adopted unanimously.

Respectfully submitted,

Jo-Anne Booth
Recording Secretary